



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
TUESDAY, DECEMBER 17, 2013
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2013, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I2" (INDUSTRIAL: GENERAL) TO "CCc" (COMMERCIAL: COMMUNITY CENTER WITH COMMITMENTS)." (Orinoco Properties – 17th Street Rezoning) Jeff Bergman.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. _____, 2013, RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1 ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Quality Machine and Tool Works, Inc.) Clark Greiner.
- B. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2014, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY." (Old Marr Road/Talkwhit LLC Vacation) Jeff Bergman.
- C. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2013, AN ORDINANCE FIXING THE SALARIES AND WAGES OF OFFICIERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2013." Jeff Logston.

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. Discussion Items:
 - Leads Online Ordinance proposal – Chief Maddix
- C. Next regular meeting is scheduled for **Monday, January 6, 2014 at 6:00 P.M. in City Hall.**
- D. Adjournment



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: November 25, 2013

RE: RZ-13-06 (*Orinoco Properties – 17th Street Rezoning*)

At its November 13, 2013 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 8 in favor and 0 opposed.

John Counciller proposes to rezoning a 1.6 acre property on the north side of 17th Street, west of Cottage Avenue from I2 (Industrial: General) to CC (Commercial, Community Center). Much of this property is devoted to an older, multi-story building that was originally used primarily for industrial production. However, that industrial use ceased some time ago and the building now contains a combination of vacant spaces, storage and warehousing spaces, and commercial uses. The industrial zoning on this and surrounding properties dates to a time when a railroad track bisected this portion of Columbus and the area was primarily industrial. In recent years much of this area has been transitioning to fewer industrial uses and more commercial, residential, and institutional uses.

Mr. Counciller has indicated that the purpose of the rezoning is to enable future commercial and possibly residential use of the building.

No neighboring property owners or members of the public spoke on this request at the Plan Commission public hearing. The Plan Commission did attach a commitment to their favorable recommendation that would prohibit some of the more intense CC zoning district uses from locating on the property. Those CC uses prohibited at this location would be: (1) auto-oriented uses (large scale), (2) auto rental (includes truck, RV, etc.), (3) equipment rental, and (4) retail uses (large scale). "Large scale auto-oriented uses" refers to auto sales facilities. "Large scale retail uses" refers to supermarkets, shopping malls, and home improvement stores.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Plan Commission staff report, and
4. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2013

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "I2" (INDUSTRIAL: GENERAL)
TO "CCc" (COMMERCIAL: COMMUNITY CENTER WITH COMMITMENTS)**

**To be known as the: Orinoco Properties – 17th Street Rezoning
Plan Commission Case No.: RZ-13-06**

WHEREAS, this rezoning was requested by John D. Counciller and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on November 13, 2013, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "I2" (Industrial: General) to "CCc" (Commercial: Community Center with commitments):

Beginning at the Southeast Corner of the Southwest Quarter of Section 18, Township 9 North, Range 6 East, thence West along the Section line on a Bearing South 89 degrees 48 minutes 30 seconds West 530.0 feet, thence North 0 degrees East 24.15 feet along the West Alley line to the point of beginning; thence South 89 degrees 43 minutes 30 seconds West 245.0 feet to an iron pin, thence North 23 degrees 17 minutes 30 seconds East 617.8 feet along the East line of the former C.C.C. & St. Louis Railroad to an iron pin, thence North 89 degrees 45 minutes East 0.70 feet along the South line of the nineteenth Street to an iron pin, thence South 0 degrees East 566.30 feet along the West Alley line to the point of beginning, containing 1.60 acres.

SECTION 2: Commitment(s)

The use and development of the subject property shall be subject to the following commitment: The following permitted CC (Commercial, Community Center) uses shall be prohibited at this location – (1) auto-oriented uses (large scale), (2) auto rental (includes truck, RV, etc.), (3) equipment rental, and (4) retail uses (large scale).

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this Ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This Ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2013 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2013 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-13-06

of the City of Columbus, Indiana Plan Commission

regarding

Case number RZ-13-06

(Orinoco Properties - 17th Street Rezoning),

a proposal to rezone +/-1.6 acres from

I-2 (Industrial, General) to CC (Commercial, Community Center)

WHEREAS, the Plan Commission has received the application referenced above from John D. Counciller; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on November 13, 2013, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 1.6 acres on the north side of 17th Street, approximately 150 feet west of Cottage Avenue) is forwarded to the Common Council with a favorable recommendation. That recommendation includes the following commitment: *The following permitted CC (Commercial, Community Center) uses shall be prohibited at this location – (1) auto-oriented uses (large scale), (2) auto rental (includes truck, RV, etc.), (3) equipment rental, and (4) retail uses (large scale).*
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 13th DAY OF, NOVEMBER 2013 BY A VOTE OF 8 IN FAVOR AND 0 OPPOSED.

Roger Lang, President

ATTEST:

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (November 13, 2013 Meeting)

Docket No. / Project Title: RZ-13-06 (Orinoco Properties 17th Street)
Staff: Allie Keen
Applicant: John D. Councillor
Property Size: 1.6 Acres
Current Zoning: I2 (Industrial: General)
Proposed Zoning: CC (Commercial: Community)
Location: 1720 17th Street, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of converting an existing industrial building into a commercial center. The CC (Commercial: Community) zoning district will enable a range of commercial uses to occupy the tenant spaces.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Will the proposed commercial zoning district be appropriate within the neighborhood context of the surrounding area?

Preliminary Staff Recommendation:

Favorable Recommendation to City Council with the following condition: The following permitted CC (Commercial: Community) uses shall be prohibited:

- a. Auto-Oriented Uses (Large Scale)
- b. Auto Rental (includes truck, RV, etc.)
- c. Equipment Rental
- d. Retail Uses (Large Scale)

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may attach conditions to any recommendation which are to become written commitments of the applicant. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future landuse of this property as residential; however the property is currently zoned industrial which would not permit residential uses. Additionally, the subject property is adjacent to residential properties and the Comprehensive Plan

encourages industrial uses to not be located within dense residential areas. The proposed commercial zoning would be more compatible for the surrounding uses.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The subject property has two existing structures on the property. There are commercial uses currently occupying some of the tenant spaces. Also, there are properties to the south and east of the subject site that are commercially zoned, which is what is being proposed.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The subject property is located within a mixed-use area with adjacent residential properties to the north, south, and east. The current industrial zoning is not the most desirable for this location because of these surrounding residential homes. Additionally, there are commercial uses located south of the subject property and along Central Avenue which is only 1.5 blocks from the site, therefore commercial development would be more consistent with the immediate area rather than the current industrial classification.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: Properties located along 17th Street are primarily zoned industrial and commercial. However, this area is mixed use with residential, commercial, and industrial uses, with adjacent properties to the north, east, and south being residential homes. A change to commercial zoning would be a positive change for the adjacent residential properties.

Responsible growth and development.

Preliminary Staff Comments: The subject property is located well within the city limits of Columbus and in an area that already has some commercial development. The commercial zoning will help to better utilize an existing building that is not necessarily the most viable for industrial use.

Current Property Information:	
Land Use:	Commercial
Site Features:	Two industrial buildings and parking.
Flood Hazards:	No flood hazards exist at this location.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist at this location.
Vehicle Access:	The property gains access from 17 th Street (Collector, Residential, Urban) and an alley that connects 17 th Street and 19 th Street (Local, Residential, Urban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RE (Residential: Established)	Single and Multi-Family Residential
South:	CN (Commercial: Neighborhood) I2 (Industrial: General)	Restaurant (The Sandwich Shop) Single and Multi-Family Residential

East:	I2 (Industrial: General) RS4 (Residential: Single-Family 4)	Single-Family Residential Single-Family Residential
West:	I2 (Industrial: General)	Auto-Repair (R & R Recovery) Self-Storage Facility

Zoning District Summary (Existing / Proposed):

	Existing Zoning: I2	Proposed Zoning: CC
Zoning District Intent:	To provide locations for general production, assembly, warehousing, research and development facilities, and similar landuses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial development and uses.	To establish appropriate locations for a variety of businesses providing a variety of goods and services to (1) community-wide consumers and (2) those who travel through or visit the area. This zoning district is <u>not</u> intended for use along traffic corridors, but should instead be applied at significant intersections along major transportation routes. This zoning district should be applied only to areas with adequate infrastructure and road access to accommodate moderately high traffic volumes.

Permitted Uses:	<p>Agriculture Uses:</p> <ul style="list-style-type: none"> • Farm (general) <p>Commercial/Utilities Uses:</p> <ul style="list-style-type: none"> • Communication service exchange • Sewage treatment facility • Utility substation • Water Tower <p>Public/Semi-Public Facilities:</p> <ul style="list-style-type: none"> • Government facility (non-office) • Parking lot/garage (as primary use) • Police, fire, or rescue station <p>Park Uses:</p> <ul style="list-style-type: none"> • Nature preserve/conservation area <p>Commercial Uses:</p>	<p>Communications/Utilities Uses:</p> <ul style="list-style-type: none"> • Communication service exchange • Water tower <p>Public/Semi-Public Uses:</p> <ul style="list-style-type: none"> • Clinic • Community Center • Day-care center (adult or child) • Funeral Home • Government office • Police, fire, or rescue station • Post office • Trade of business school • Worship facility <p>Park Uses:</p> <ul style="list-style-type: none"> • Nature preserve/conservation
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	<ul style="list-style-type: none"> • Auto-Oriented uses (medium scale) • Builder's supply store • Conference Center • Data processing/call center <p>Industrial Uses:</p> <ul style="list-style-type: none"> • Contractor's office/workshop • Dry cleaners (commercial) • Food and Beverage production • General industrial production • Light industrial assembly & distribution • Light industrial processing & distribution • Mini-warehouse self-storage facility • Research & development facility • Truck freight terminal • Warehouse & distribution facility 	<p>area</p> <ul style="list-style-type: none"> • Park/playground <p>Commercial Uses:</p> <ul style="list-style-type: none"> • Auto-Oriented uses (small-scale) • Auto-Oriented uses (medium-scale) • Auto-Oriented uses (large-scale) • Auto rental (includes truck, RV, etc.) • Builder's supply store • Equipment rental • Health Spa • Hotel/Motel • Instructional Center • Liquor store • Office uses • Personal service uses • Recreation uses (small-scale) • Recreation uses (medium-scale) • Restaurant • Retail uses (small-scale) • Retail uses (medium-scale) • Retail uses (large-scale)
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	<p>Minimum Lot Area: 1 acre (43,560 square feet)</p> <p>Minimum Lot Width: 100 feet</p> <p>Minimum Lot Frontage: 50 Feet</p> <p>Minimum Lot Coverage: 75%</p>	<p>Minimum Lot Area: 10,000 square feet</p> <p>Maximum Lot Area: 10 acres</p> <p>Minimum Lot Width: 50 feet</p> <p>Minimum Lot Frontage: 50 feet</p> <p>Maximum Lot Coverage: 65%</p>

Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet Rear Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet Front Yard Setback: Arterial Street: 50 feet Collector Street: 35 feet Local Street: 25 feet	Side Yard Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Rear Yard Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Front Yard Setback: Arterial Street: 10 feet* Collector Street: 10 feet* Local Street: 10 feet* *25 feet for any auto service bay, auto fuel pump, canopy, or other similar vehicle access points to structures.
Height Restrictions:	Primary Structure: 50 feet Accessory Structure: 40 feet	Primary Structure: 40 feet Accessory Structure: 25 feet
Signs:	Wall Signs: 2 wall signs per public street frontage with a maximum square footage of 15% of the front walls or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign per public street frontage with a maximum size of 75 square feet and a maximum height of 10 feet.	Walls Signs: 3 wall signs per public street frontage with a maximum square footage of 15% of the front walls or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign per public street frontage with a maximum size of 100 square feet and a maximum height of 20 feet.

Interdepartmental Review:	
City Engineering:	No comments received at this time.
City Utilities:	No comments received at this time.
Code Enforcement:	No comments received at this time.

City Fire Department:	No issues with the rezoning.
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History of this Location:

The relevant history of this property includes the following: On June 23, 1998, the Columbus Board of Zoning Appeals approved a conditional use request (C/CU-98-5) to allow three commercial businesses to locate on the subject property. There was a fire in the building on the subject property which caused damage. The three non-conforming commercial businesses (Affordable Furniture, Margo Lampshades, and a children's used-clothing store) had previously occupied tenant spaces within this building before the fire. After the fire occurred and the businesses wanted to re-occupy the space, the property was required to come into compliance, which was to receive conditional use approval from the Board of Zoning Appeals because the property was zoned industrially and the proposed commercial businesses were not permitted. The three commercial businesses are no longer located on the subject property.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
2. **POLICY A-2-18:** Maintain and enhance neighborhood-scale business areas, with special attention to the unique character of each area.
3. **GOAL E-1:** Maintain and enhance the attractiveness and vitality of the city's neighborhood business areas.
4. **POLICY E-1-10:** Encourage businesses which can utilize on-street parking or parking behind buildings.
5. **POLICY E-1-11:** Encourage use of buffers to separate residential uses from business uses.
6. **GOAL E-3:** Encourage a business-friendly climate which will foster growth in the commercial sector, while protecting the character of neighborhoods.
7. **POLICY J-2-4:** Prevent location of new industrial development in dense residential areas.

This property is located in the Columbus Central Neighborhoods character area. The following Planning Principle(s) apply to this application:

1. General commercial uses such as shopping centers and large retail establishments should be confined to locations on arterial streets and should be only in suburban business centers.
2. Neighborhood commercial uses should be allowed only in neighborhood business centers; spot commercial should not be permitted.
3. Neighborhood commercial uses should be of a scale and design compatible with the residential areas.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. In the past, the subject property was located in an area that was primarily used for industrial purposes due to the presence of a rail line, which ran along the west property line of this site. Currently, that rail line no longer exists and the surrounding area has been transitioning to more residential and commercial uses.
2. The applicant is proposing to rezone the subject property from the I2 (Industrial: General) zoning district to the CC (Commercial: Community) zoning district, with the intent to create a viable commercial center on this property. The subject property currently has 24 tenant spaces with a majority of those spaces only being used for storage purposes. Currently, there is a firearms sales store, an auto/mechanical repair shop, a personal art studio, and a distribution space for the Indy Star newspaper located on this property. Additionally, there is an apartment located on the second floor of the building, which is occupied by the property manager.

3. The subject property is located approximately 1.5 blocks from the intersection of 17th Street and Central Avenue. The surrounding area has a mix of uses including commercial, industrial and single and multi-family residential. However, the zoning in the immediate area is predominately I2 (Industrial: General). The commercial properties within the immediate area are primarily comprised of smaller scale commercial uses such as local restaurants, retail shops, and personal services which would typically serve the local area.
4. The subject property has previously been occupied by commercial businesses that were not permitted within the industrial zoning district and currently, there is a retail tenant located on this property. The current uses that would not be permitted in the proposed CC (Commercial: Community) zoning district, such as the newspaper distribution space and the residential apartment would be able to continue to operate as is with the rezoning. If these uses were to expand it may require them to apply for special approval from the Columbus Board of Zoning Appeals.
5. The current uses on the subject property would be required a total of 15 parking spaces. Currently, there are 42 striped parking spaces on the site. Per Section 7.1 (Table 7.2) of the Zoning Ordinance, if all of the remaining tenant spaces were occupied by general retail uses permitted in the CC zoning district and the current tenants remain, a total of 71 parking spaces would be required, based on 1 space per 250 square feet of UFA (usable floor area). This would require additional parking spaces to be striped on site for new uses occupying the site.
6. There are adjacent single-family residences to the east of the subject site. A majority of these residential properties are zoned I2 (Industrial: General), but there are 4 properties that are zoned RS4 (Residential: Single-Family 4). Currently, the adjacent residential properties are separated by an alley and the subject property is located to the rear of these residences. Additionally, many of the residential properties have fences. The alley and existing fences provide some separation from the residences and the proposed commercial lot. If the subject property were currently zoned agriculture or residential and was being rezoned to commercial the Zoning Ordinance would require the installation of a Type A Buffer between the residentially zoned properties and the proposed CC (Commercial: Community) zoning district. While the buffer would not be required automatically because of this rezoning, the Plan Commission could require it as a condition of approval. Per Section 8.2(D) of the Zoning Ordinance, a Type A Buffer shall include a minimum width of 25 feet and shall be a dense buffer that consists of a fence or wall with landscaping. The portion of the subject property that would be required to provide a buffer yard is currently utilized for parking and is paved. The subject property is also an odd shape and when the 25 foot setback is applied a majority of this portion of the property could no longer be utilized.
7. The proposed rezoning could provide a better opportunity for infill development on the subject property. Infill development is beneficial to the community because it makes use of vacant or underutilized lots within the center city, strengthens the real estate market and property values in the area, and utilizes existing infrastructure. The commercial zoning classification provides more compatible uses with the surrounding area and would be able to utilize and reuse the existing structures on site.

Location and Surrounding Zoning



MEMORANDUM

TO: Members of the Common Council
FROM: Clark Greiner, Community Development
RE: Tax Abatement Request for Quality Machine and Tool Works, Inc.
DATE: December 6, 2013

Dear Council Members,

The following tax abatement request will be presented to Council at its Tuesday, December 17, 2013, meeting at 6:00 p.m.:

Quality Machine and Tool Works, Inc., is requesting tax abatement on personal property at its existing plant located at 1201 Michigan Avenue, Columbus, Indiana 47201.

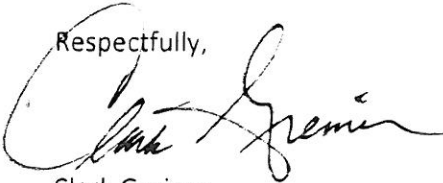
Quality Machine and Tool Works, Inc., has more than 50 years of history in Columbus as a regional contract manufacturer which supplies machining services of mission-critical, tight tolerance parts for leading industrial OEM's. They specialize in custom machining and grinding engine and transmission components used in heavy duty and military applications throughout the world. Due to their commitment to quality and service, Quality Machine is experiencing steady growth. Therefore, they are planning an investment of \$ in new manufacturing equipment.

Quality Machine and Tool Works, Inc., is located in a previously designated Economic Revitalization Area and has a history of tax abatements being granted from the City of Columbus.

As a result of this new equipment expansion, **Quality Machine & Tool Works, Inc.**, will retain 64 jobs, and will add 1 new job by the end of 2014.

Should you have any questions, please contact me at the Community Development Office at (812) 376-2520.

Respectfully,



Clark Greiner
Business Development & Planning Coordinator
Community Development
123 Washington Street
Columbus, IN 47201
(812) 376-2520
cgreiner@columbus.in.gov

CITY OF COLUMBUS, INDIANA
APPLICATION FOR TAX ABATEMENT
Within a Previously Designated Economic Revitalization Area

1. **Name of titled landowner.**
Dana White Family, LLC (leased to Quality Machine and Tool Works, Inc.)
2. **Name of taxpayer seeking tax abatement.**
Quality Machine and Tool Works, Inc.
3. **Has above-named taxpayer previously received tax abatement from the City of Columbus?** Yes
 - a. If yes, list date(s) 1999, 2003 and 2011
 - b. If company has received tax abatement since July 1, 1991, have CF-i reports been filed annually? Yes
 - c. According to current CF-i report(s), is your company in full compliance with your existing abatement(s)? YesIf your answer to the above question is 'no', please contact the Department of Community Development at (812) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.
4.
 - a. Legal description of titled property (attach if necessary)
 - b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area? Yes
5. **Commonly know address of property.** 1201 Michigan Avenue, Columbus, IN
6. **Are all taxes current and paid with regard to said titled property?** Yes
7. **Attach completed statement of benefits form. (Exhibit A)**
8. **Attach executed agreement that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)**
9. **If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.**
Privately Held
10. **What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization, or improvement); or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment?**
Effective March 1, 2012

Land	\$306,400.00
Structure	\$416,200.00
TOTAL	\$722,600.00

Per March 1, 2012 Tax Return

Personal Property	\$1,257,900.00
Less: Form 103 ERA	341,450.00
NET PERSONAL PROPERTY	\$ 916,450.00

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>
2013	\$18,792.66	\$23,834.12
2012	\$18,386.36	\$27,409.10
2011	\$17,988.78	\$25,970.22
2010	\$17,056.96	\$26,741.22
2009	\$15,847.90	\$25,071.36

12. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business. The project retains old business and adds new business for existing customers. The manufacturing equipment includes two (2) CNC Lathes and one (1) Vertical Machining Center and one (1) Forklift. The project will generate 1 /value added
13. Estimate of the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.
Retain 64 jobs and add one (1) new
14. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.
Retain 64 jobs and add one (1) new
15. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary.
One (1) new job at \$
16. What is your company's starting hourly wage? Does your company provide medical insurance? ☒ Yes ☐ No
What is dollar value (per hour) of benefit package? \$ approx.
17. Has building permit been issued for construction of the real property for the improvement proposed? ☐ No
18. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed?
Has been purchased
19. List model numbers or attach purchase orders of the new manufacturing equipment or research and development equipment to be purchased (if available)
See Attached

20. Name, address and telephone number of person to contact regarding notice of Council meetings and meetings concerning the petition.

Name Pat Harrell

Address

1201 Michigan Avenue

Columbus, IN 47201

Phone 812-379-2660 ext. 26 Fax 812-379-2669

c-mail path@qmtw.net

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed) Patrick C. Harrell

(Printed) Patrick C. Harrell

(Title) President

Date 12/5/13

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

Quality Machine and Tool Works, Inc.
(Company Name)

DATE: 12-2-13

Patricia E. Hanel, President

ss.

Billy Mullin, Secretary

STATE OF Indiana
COUNTY OF Barthelme

Before me, a Notary Public, in and for said County and State, personally appeared Bryon C. Harnace and _____, the

President and Secretary respectively of Quality Machine and Tool Works who acknowledged execution of the foregoing Agreement for and on behalf of

Quality Machine and Tool Works, Inc. and who, having been duly sworn, stated that the representations therein contained are true,

Witness my hand and Notarial Seal on this, the 2nd day of, Dec, 2013

My Commission Expires:

Andrew K. Kelsie
Signature: Notary Public

April 8, 2014

(Printed)

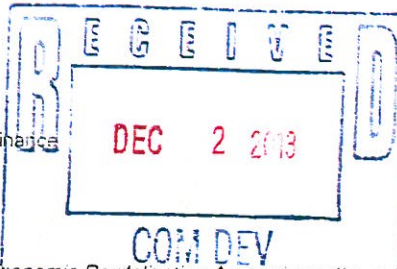
County of Residence: Barthelme



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R2 12-11)

Prescribed by the Department of Local Government Finance



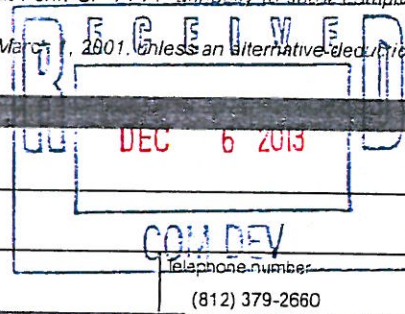
FORM SB-1 / PP

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1-1-12.1-5.1(c) and (d).

INSTRUCTIONS:

- This statement must be submitted to the body designating the ~~Economic Revitalization Area~~ prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1-1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits (IC 6-1-1-12.1-5.6)
- The schedules established under IC 6-1-1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1-1-12.1-17).



SECTION 1

TAXPAYER INFORMATION

Name of taxpayer

Quality Machine and Tool Works, Inc.

Address of taxpayer (number and street, city, state, and ZIP code)

1201 Michigan Avenue Columbus, IN 47201

Name of contact person

Richard Malanoski

Telephone number
(812) 379-2660

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Quality Machine and Tool Works, Inc.

Resolution number (s)

Location of property

1201 Michigan Avenue

County

Bartholomew

DLGF taxing district number

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment.
(use additional sheets if necessary)

ESTIMATED

START DATE COMPLETION DATE

Manufacturing Equipment 12/31/2013 12/31/2013

R & D Equipment

Logist Dist Equipment

IT Equipment

The project retains old business and adds new business for existing customers. The manufacturing equipment includes two (2) CNC lathes and one (1) Vertical Machining Center and one (1) Forklift. The project will generate \$1,100,000 value added.

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number

64

Salaries

2,497,505.00

Number retained

64

Salaries

2,497,505.00

Number additional

1

Salaries

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1-1-12.1-5.1(d)(2) the COST of the property is confidential

MANUFACTURING EQUIPMENT

COST

ASSESSED VALUE

R & D EQUIPMENT

COST

ASSESSED VALUE

LOGIST DIST EQUIPMENT

COST

ASSESSED VALUE

IT EQUIPMENT

COST

ASSESSED VALUE

Current values

Plus estimated values of proposed project

Less values of any property being replaced

Net estimated values upon completion of project

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds)

Estimated hazardous waste converted (pounds)

Other benefits

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Title

Date signed (month, day, year)

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1-1-12-1-2-5 provides for the following limitations as authorized under IC 6-1-1-12-1-2

A. The designated area has been limited to a period of time not to exceed 10 calendar years * (see below). The date this designation expires is _____

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment:

☒ Yes ☐ No

2. Installation of new research and development equipment:

☐ Yes ☒ No

3. Installation of new logistical distribution equipment:

☐ Yes ☒ No

4. Installation of new information technology equipment:

☐ Yes ☒ No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000 is allowed for

☐ 1 year

☐ 6 years

** For ERA's established prior to July 1, 2000 only a

☐ 2 years

☐ 7 years

5 or 10 year schedule may be deducted

☐ 3 years

☐ 8 years

☐ 4 years

☐ 9 years

☐ 5 years **

☐ 10 years **

I. Did the designating body adopt an alternative deduction schedule per IC 6-1-1-12-1-17? ☐ Yes ☒ No
If yes, attach a copy of the alternative deduction schedule to this form

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above

Approved: (signature and title of authorized member)

Telephone number
()

Date signed (month, day, year)

Attested by:

Designated body

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1-1-12-1-4-5

RESOLUTION NO. ____, 2013

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

Quality Machine and Tool Works, Inc.

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984 and as amended by Resolutions 20-1985, 3-1988 and 48-1988, 46-1994, all which remain in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal property in an area previously designated as an ERA; and

WHEREAS, Quality Machine and Tool Works, Inc. ("Quality Machine") filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated December 5, 2013, requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of installing new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment at a facility located at 1201 Michigan Avenue, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.*, a deduction allowed for the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or
2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such personal property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **Quality Machine** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Quality Machine** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated cost of the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment is reasonable for this type of project and equipment; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - e. The totality of benefits is sufficient to justify the deduction.
3. **Quality Machine's** project represents a major capital investment into the improvement of personal property, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.* shall be allowed for _____ years;

5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the personal property tax abatement of **Quality Machine**.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of December 2013, by a vote of ____ ayes and ____ nays.

Presiding Officer of the
Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day of December 2013 at ____ o'clock ____ .M.

Clerk-Treasurer

Approved and signed by me this ____ day of December 2013, at ____ o'clock ____ .M.

Mayor of the City of
Columbus, Indiana



MEMORANDUM

TO: Columbus City Council Members
FROM: Jeff Bergman
DATE: December 10, 2013
RE: VAC-13-02 Old Marr Road / Talkwhit LLC Vacation

Please recall that this past August the City Council approved the vacation of a portion of the west half of old Marr Road right-of-way adjacent to Northbrook subdivision at the request of Centra Credit Union (Northbrook's current owners). At that time it was discussed that other adjacent property owners, specifically the Columbus Parks Foundation and the Whittington family (Talkwhit LLC), may also wish to have corresponding portions of old Marr Road vacated. The Planning Department has now received an application from Talkwhit LLC for the vacation of those portions of old Marr Road that are adjacent to their properties in the area. Their request includes two portions of old Marr Road as follows: (1) the east half of the segment between Bridgepoint Drive and Haw Creek, and (2) the segment north of Bridgepoint Drive beyond that which would be used for new street construction in future sections of Northbrook.

The members of the Columbus Subdivision Review Committee have reviewed this vacation request and generated the following comments:

1. There is a Comcast service line in this area that should be included in an easement if the right-of-way is vacated.
2. The north old Marr Road segment now proposed for vacation was not included with the prior vacation by Centra. Either Centra must join this application with respect to that area or the portion of that right-of-way segment to which Centra has a claim must be excluded from the vacation.
3. The southern end of the south old Marr Road segment proposed for vacation contains a People Trail. This portion of the right-of-way should either be excluded from the vacation request or provided with an appropriate pedestrian easement, consistent with the preferences of the Parks Department.

The applicant is current working to address these issues and will provide solutions with the proposed plat drawing that will document the vacation. That drawing will be required to be complete prior to the scheduling of the second reading on the vacation ordinance and will be subject to review by the Planning Department, Comcast, the Parks Department, the City Council, and others.

Attached to this memorandum for your reference are (1) an ordinance vacating the right-of-way, (2) an exhibit provided by the applicant, and (3) exhibits provided by the Planning Department showing the area in greater detail.

Please feel free to contact me with any questions you may have.

ORDINANCE NO.: _____, 2014

AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY

**To be known as the: Old Marr Road / Talkwhit LLC Vacation
Plan Commission Case No.: VAC-13-02**

WHEREAS, the Common Council of the City of Columbus, Indiana, has received a petition to vacate existing right-of-way in the City of Columbus, Indiana, pursuant to IC 36-7-3-12, and;

WHEREAS, the Common Council has held a public hearing on said petition as required by IC 36-7-3-12, and has found that the requested vacation should be granted.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Right-of-way Vacated

The following described right-of-way shall be vacated:

Area 1:

Part of the east half of Section 5, Township 9 north, Range 6 east lying in Columbus Township, Bartholomew County, Indiana and described as follows:

Commencing at the southwest corner of the southeast quarter of the southeast quarter of said Section 5; thence north 00°29'13" west (bearing assumed) along the east line of west half of the southeast quarter of said Section 5 a distance of 144 feet, more or less to the center of Hawcreek; thence along the said center north 89°53'10" west a distance of 3.83 feet to the point of beginning; thence continuing north 89°53'10" west a distance of 15.00 feet to the center of old Marr Road; thence north 00°06'50" east along the center of old Marr Road a distance of 1137.38 feet; thence continuing along said center north 00°05'58" east a distance of 953.23 feet more or less to the south right of way line for Bridgepointe Drive; thence along said south right of way line north 64°38'20" east a distance of 39.02 feet; thence south 00°06'30" west a distance of 970.02 feet; then north 89°53'02" west a distance of 20.08 feet; thence south 00°06'50" west a distance of 1127.38 feet to the point of beginning containing 1.16 acres, more or less and subject to all applicable easements.

Area 2:

Part of the east half of Section 5, Township 9 north, Range 6 east lying in Columbus Township, Bartholomew County, Indiana and described as follows:

Commencing at the northwest corner of the southeast quarter of said Section 5; thence north 88°14'28" east (bearing assumed) along the north line of southeast quarter a distance of 210.50 feet; thence north 01°54'19" west a distance of 174.00 feet; thence north 88°14'28" east a distance of 1056.85 feet to the pc of a curve to the right and the point of beginning; thence along said curve an arc distance of 154.14, said curve having a radius of 2000.00 feet, a delta angle of 4°24'57", a chord bearing and distance of south 10°57'20" east, 154.10 feet to the pc of a curve to the right; thence along the said curve an arc distance of 64.07 feet, said curve having a radius of 175.00 feet, a delta angle of 20°58'35", a chord bearing and distance of south 30°11'00" east, 63.71 feet; thence north 00°00'38" west a distance of 208.25 feet, more or less to the north line of that real estate described in instrument number 2006-14687; thence south 88°14'28" west along said line a distance of 61.31 feet to the point of beginning, containing 0.17 of an acre more or less and subject to all applicable easements.

SECTION 2: Effective Date

This ordinance shall take effect upon the recording of documents required by the City of Columbus Subdivision Control Ordinance (a plat providing for the allocation of the vacated right-of-way among adjoining properties).

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014, at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RADIUS=175.00'
 DELTA=20°58'35"
 TANGENT=32.40'
 CH.BRG.=N30°11'00"W
 CH.DIST.=63.71'

SW COR., SE 1/4, NE 1/4
 SEC. 5, T9N, R6E

TALKWHIT, LLC
 INSTR. #2006-14687


BRIDGEPOINTE
 DRIVE

TALKWHIT, LLC
 INSTR. #2006-14687

RIGHT OF WAY AS SHOWN ON A SURVEY BY T
 COUNTY SURVEYOR'S OFFICE TITLED "MARR RO
 DATED AUGUST 1985 AND FILED UNDER JOB I

ACREAGE TABLE

ROW VACATION #1	1.16 Ac.(C)
ROW VACATION #2	0.17 Ac.(C)
TOTAL	1.33 Ac.(C)

= 200'

 SANDERS

LEGEND

SECTION CORNER AS LABELED
 CALCULATED DIMENSION
 RECORD DIMENSION
 ROW TO BE VACATED

LOCATION DESCRIPTION #1

OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 6 EAST LYING IN COLUMBUS
 W COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
 QUARTER OF SECTION 5; THENCE NORTH 00°29'13" WEST (BEARING ASSUMED) ALONG THE
 NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 A DISTANCE OF 144
 FEET TO THE CENTER OF HAWCREEK; THENCE ALONG SAID CENTER NORTH
/>
 LINE A DISTANCE OF 3.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
 A DISTANCE OF 15.00 FEET TO THE CENTER OF OLD MARR ROAD; THENCE
 ALONG THE CENTER OF OLD MARR ROAD A DISTANCE OF 1137.38 FEET;
 THENCE ALONG SAID CENTER NORTH 00°05'58" EAST A DISTANCE OF 953.23 FEET
 TO THE SOUTH RIGHT OF WAY LINE FOR BRIDGEPOINTE DRIVE; THENCE ALONG SAID
 RIGHT OF WAY LINE NORTH 64°38'20" EAST A DISTANCE OF 39.02 FEET; THENCE SOUTH
 00°06'50" WEST A DISTANCE OF 1137.38 FEET TO THE POINT OF
 BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS AND SUBJECT TO ALL APPLICABLE EASEMENTS.

LOCATION DESCRIPTION #2

OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 6 EAST LYING IN COLUMBUS
 W COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5;
 THENCE NORTH 01°54'19" WEST A DISTANCE OF 174.00
 FEET TO THE CENTER OF HAWCREEK; THENCE ALONG SAID CENTER NORTH
 LINE A DISTANCE OF 3.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
 A DISTANCE OF 15.00 FEET TO THE CENTER OF OLD MARR ROAD; THENCE
 ALONG THE CENTER OF OLD MARR ROAD A DISTANCE OF 1137.38 FEET;
 THENCE ALONG SAID CENTER NORTH 00°05'58" EAST A DISTANCE OF 953.23 FEET
 TO THE SOUTH RIGHT OF WAY LINE FOR BRIDGEPOINTE DRIVE; THENCE ALONG SAID
 RIGHT OF WAY LINE NORTH 64°38'20" EAST A DISTANCE OF 39.02 FEET; THENCE SOUTH
 00°06'50" WEST A DISTANCE OF 1137.38 FEET TO THE POINT OF
 BEGINNING, CONTAINING 0.17 OF AN ACRE MORE OR LESS AND SUBJECT TO ALL

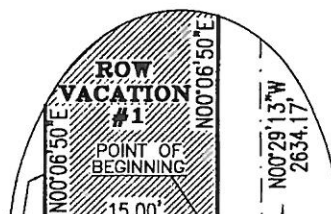
COLUMBUS PARK FOUNDATION, INC.
 INSTR. #1998-15708
 "NORTHBROOK PHASE III"
 PB "Q", PAGE 399B

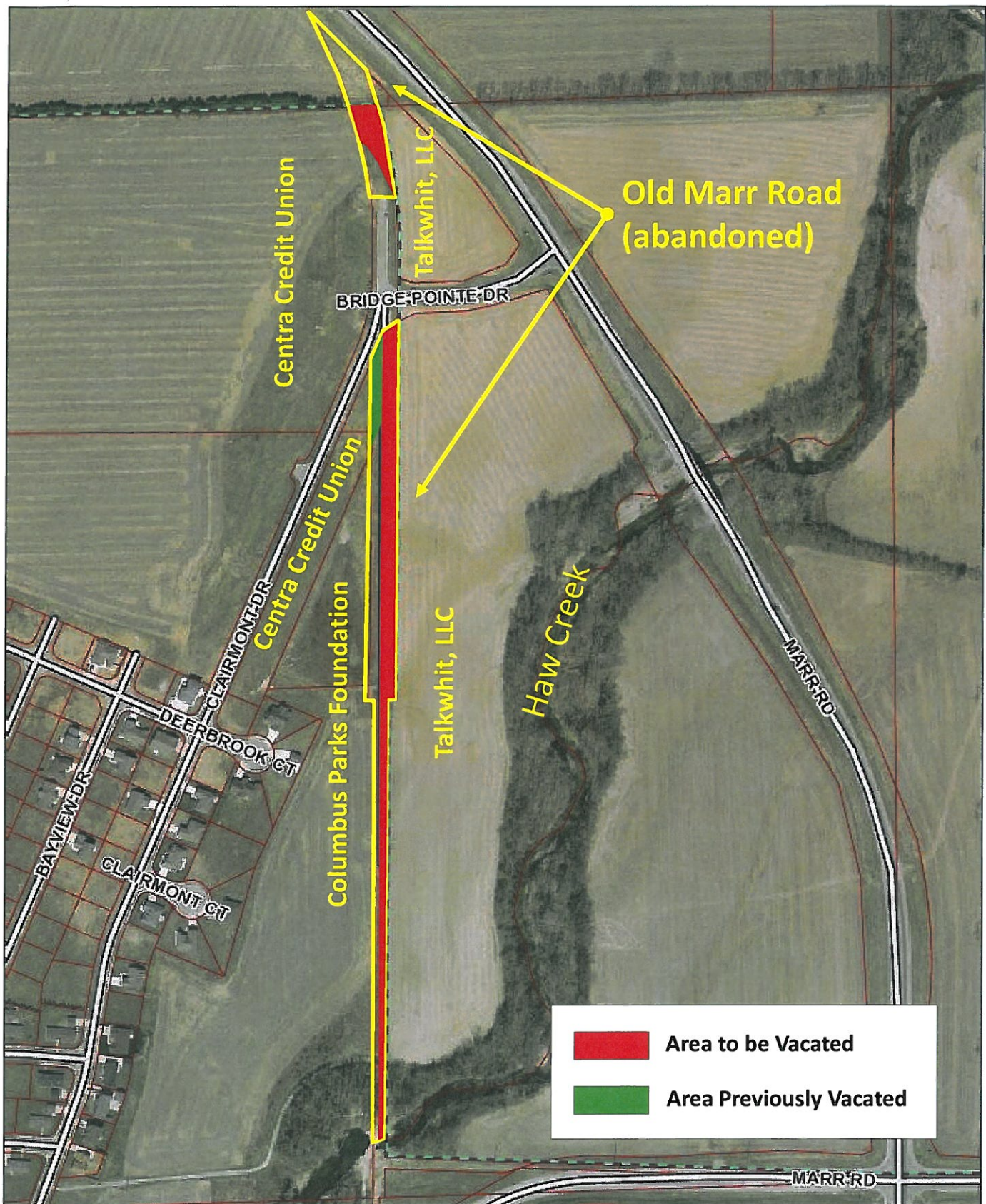
C/L ABANDONED
 MARR ROAD

N89°53'02"W
 20.08'

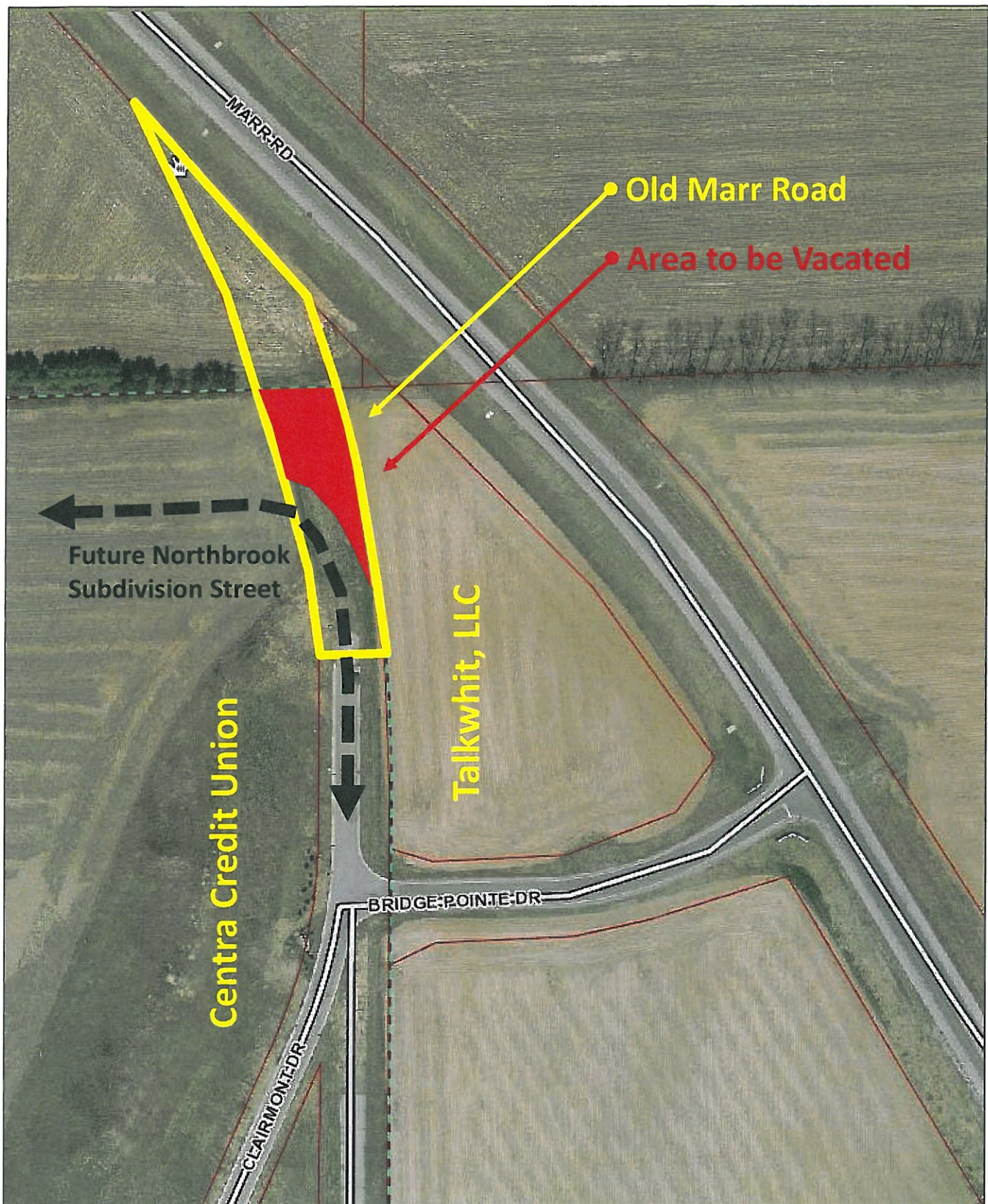
RIGHT OF WAY AS DESCRIBED IN "COMMISSIONER'S
 ROAD RECORD BOOK" "U", PAGE 271 AS INDEXED
 IN THE OFFICE OF THE BARTHOLOMEW COUNTY SURV

TALKWHIT, LLC
 INSTR. #2006-14687

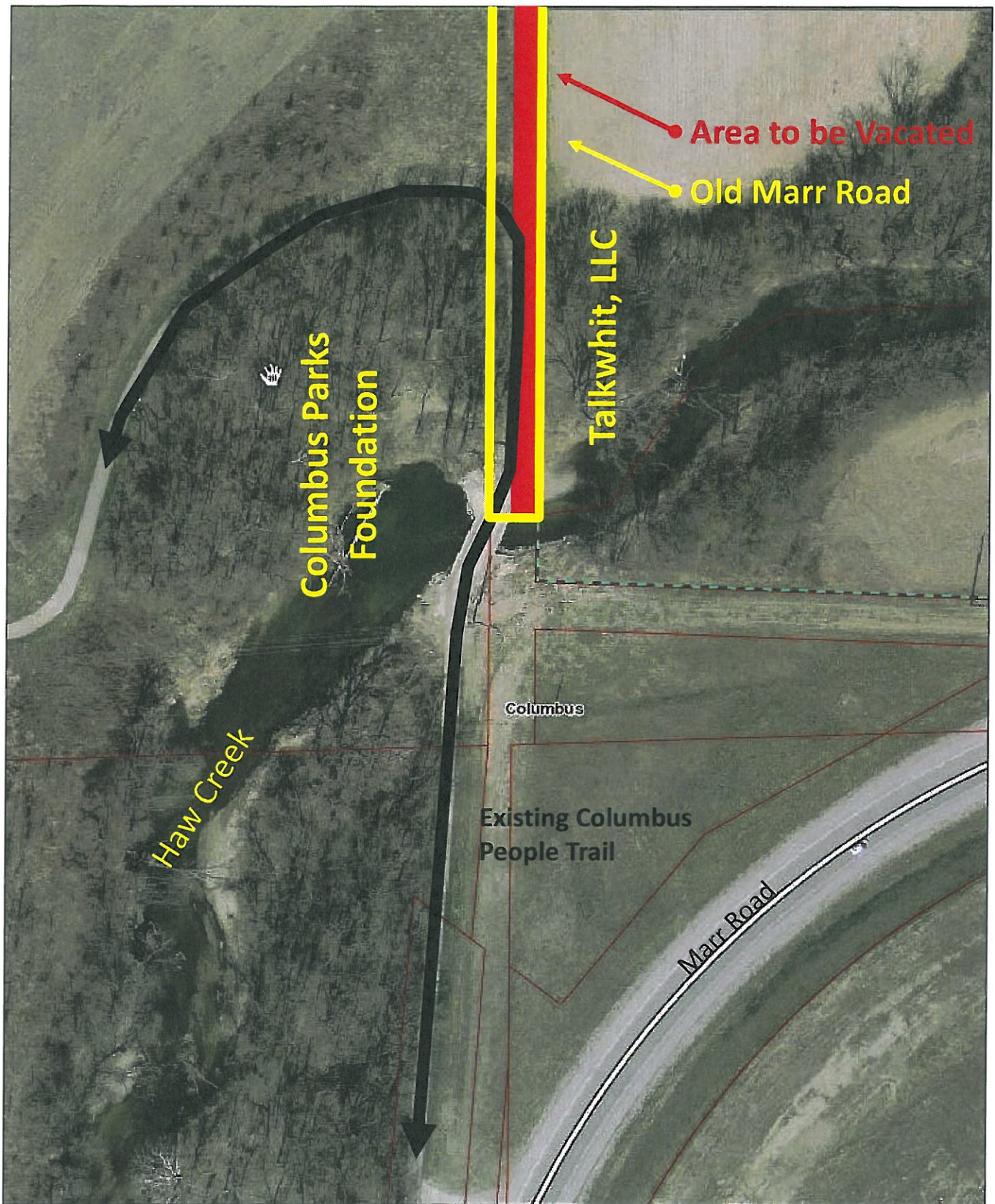




VAC-13-02: Old Marr Road / Talkwhit LLC



VAC-13-02: Old Marr Road / Talkwhit LLC (North Segment)



VAC-13-02: Old Marr Road / Talkwhit LLC (People Trail Detail)